**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, March 31, 2021 at 7:00 p.m.**

**VIA REMOTE ACCESS**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail **by noon on Monday, March 29, 2021. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access** [**https://aca3.accela.com/harwich/**](https://aca3.accela.com/harwich/) **Click Building and “Search Applications” or by specific request to building@townofharwich.us**

**This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED.** Call in instructions are posted on this meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker’s March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at [www.harwich-ma.gov](http://www.harwich-ma.gov).

For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at:

https://harwich18.dyndns.org/cablecast/public/Live. aspx?ChannellD=1

Zoning Board of Appeals   
Wed, Mar 31, 2021 7:00 PM - 11:00 PM (EDT)   
  
**Please join my meeting from your computer, tablet or smartphone.**   
<https://global.gotomeeting.com/join/208578893>   
  
**You can also dial in using your phone.**   
United States: [+1 (872) 240-3311](tel:+18722403311,,208578893)   
  
**Access Code:** 208-578-893   
  
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/208578893>

**Case # 2020-53 (Continued from 1.27.21)**

Helen Murdock, Trustee, through her agent, Susan Ladue of Eastward Companies has applied for a Variance from the total Site Coverage requirements of Section 325-52 and Table 3, Height and Bulk regulations in order to add a pool and patio. The application is in accordance with in MGL Chapter 40A §10. The property is located at **23 Bascom Hollow**, Map 97, Parcel B2-10 in the RR and WR Zoning Districts.

**Case # 2021-05**

Phil Boire and Julia Christopher have applied for a Special Permit to build a second story bath addition at the rear of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **21 Ocean Ave.**, Map 6B, Parcel L32 in the RH-2 Zoning District.

**Case # 2021-06**

Kathleen C. Reilly, through her agent, Paul Muldoon has applied for a Special Permit to construct a one-story screened porch addition on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **2 Northern Ave**, Map 6, Parcel E6-59 in the RH-1 Zoning District.

**Case # 2021-07**

James F. Diverio & Regina Diverio, through their agent, George Avery have applied for a Special Permit to expand the size of the front porch on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **14 Union St.**, Map 6B, Parcel L102 in the RH-2 Zoning District.

**Case # 2021-08**

Pallavi Verma, Trustee, through her agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create finished habitable space in the basement of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **5 Flake Yard Road**, Map 7, Parcel A43 in the RH-1 Zoning District.

**Case # 2021-09**

Kevin M. and Nancy S. Haley, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to renovate a pre-existing, non-conforming cottage in order to add a 4th bedroom and to convert a garage to a kitchen/dining room as well as a Special Permit to replace/add to existing retaining walls. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **22 Quason Lane**, Map 7, Parcel B7 (aka **19 Pine Street)** in the RH-1 Zoning District.

**Case # 2021-10**

Anthony W. Patz, through his agent, Attorney William Crowell has applied for a change in a Variance granted by the Board as Case 2009-24 in order to add a bedroom above a pre-existing, non-conforming attached garage as well as a Variance for the existing landscape walls bordering the drive. In the alternative, the applicant requests a Special Permit. The application is pursuant to the requirements of in MGL Chapter 40A §10. The property is located at **97 Great Western Road**, Map 45, Parcel X18 in the RR Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the February 24, 2021 meeting.

\* New Business per the Board’s discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

***In accordance with State Law, this legal notice will also be available electronically at*** [***www.masspublicnotices,org***](http://www.masspublicnotices,org)***. The Town is not responsible for any errors in the electronic posting of this notice.***

***Per the Attorney General’s Office:  The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business.”***

*This Agenda may change at the discretion of the Board.*

Authorized Posting Officer: Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: March 11th and 18th, 2021.**